

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT**  
**DELEGATED REPORT**

**APPLICATION No: S6/2013/2511/FP**  
**SITE ADDRESS: 5 FLAMINGO CLOSE, HATFIELD**  
**DESCRIPTION OF DEVELOPMENT: CONVERSION OF GARAGE INTO**  
**HABITABLE ACCOMMODATION**

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**RECOMMENDATION: APPROVAL**

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**1. SITE AND APPLICATION DESCRIPTION:**

No 5 Flamingo Close is accessed via Cunningham Avenue rather than Flamingo close. The dwelling is a Coach House with garages underneath the first floor. One parking space is provided to the front of the garage.

The proposal seeks permission to convert the existing garage into habitable accommodation, the proposal also includes the infilling of the garage door and insertion of a window.

Planning permission is required due to condition 13 imposed on Planning Application S6/1999/1064/OP to retain garages for parking and kept available for those purposes at all times thereafter.

**2. SITE DESIGNATION:** The site lies within Hatfield as designated in the Welwyn Hatfield District Plan 2005.

**3. RELEVANT PLANNING HISTORY:** None

**4. CONSULTATIONS:**

Comments have been received from Hertfordshire County Council, Transportation, Planning and Policy and they do not wish to restrict the grant of permission.

**5. NEIGHBOUR REPRESENTATIONS:**

Comments were received from No.3 Flamingo Close

Summary:

- 1) The application does not give adequate details of parking provisions
- 2) The neighbour is concerned about an increase of noise levels at ground floor level

**6. TOWN/PARISH COUNCIL REPRESENTATIONS**

No representations have been received from the town/parish council.

**7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:**

The main planning issues with this application are:

- a) The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)

- b) The impact on the residential amenity of nearby and neighbouring properties (Policy D1 of the Welwyn Hatfield District Plan 2005)
- c) Other material planning considerations

## **8. ANALYSIS:**

a) The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should also be visually attractive as a result of good architecture and appropriate landscaping.

Policy GBSP2 of the Welwyn Hatfield District Plan 2005 notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries. Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.

The proposed alteration is not visible within Flamingo Close as the principle elevation faces the opposite way to the neighbouring properties and as a result would have no detrimental impact on the streetscene.

It is not considered that the alteration to the principal elevation would appear at odds with the host dwelling or the wider area. The window and bricks used to infill the garage door will match existing materials used on the dwelling so be in keeping within the area. On balance, it is considered that the design would relate well to the host dwelling and it follows that there is no conflict with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality, respects local character and context and is compatible with the character of the area. The proposal further complies with the National Planning Policy Framework.

b) The main properties which may be affected by the proposal are neighbouring properties 2, 3 and 7 Flamingo Close.

There are no alterations that are proposed which would affect the residential amenities of these properties and their occupiers. The proposed window is at ground floor level and does not overlook any neighbouring properties, all over works would be internal.

c) Parking provisions have been considered against this proposal and whilst it would result in the loss of garage space for parking, the site benefits from an area of

hardpaving in front of the former garage that is sufficient to provide off-street parking for one vehicle.

In terms of cycle parking, The Supplementary Planning Guidance, Parking Standards 2004 identify the need for at least one cycle storage space per dwelling if no garage or shed is provided. It is observed at my site visit that storage space within the dwelling is limited, the use of the garage for parking a car and bicycle would have been cramped. Therefore, the loss of the use of the garage for cycle parking is insufficient reason to refuse planning permission.

**9. CONCLUSION:**

It is considered that the design would adequately respect and relate to the existing dwelling and the surrounding area. The impact on the residential amenity of neighbouring properties is also considered to be acceptable. The proposed development is therefore considered to be in accordance with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

**10. CONDITIONS:**

1. C.2.1 Time limit for commencement of development
2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 1:1250 Site Location Plan & Proposed Floor Plans & Proposed Elevations received and dated 27 November 2013 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. C.5.2 The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

**Signature of author..... Date.....**